
Attachment 4

Revised Landscape Design Proposal

EXECUTIVE SUMMARY

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1 INTRODUCTION

- 1.1.1 This is a landscape proposal in support of a planning application for amendment to the approved Tung Chung Valley Outline Zoning Plan (OZP) (No. S/I-TCV/2) to rezone a housing site covering various lots in D.D. 1 Tung Chung (hereafter referred to as “the Application Site” or “the Site”) near the planned Tung Chung West MTR Station from the existing “Residential (Group C)2” (“R(C)2”) zone to the proposed “Residential (Group B)” (“R(B)”) zone (hereafter referred to as “the Application Site” or “the Site”).
- 1.1.2 This landscape proposal is submitted to demonstrate the effect of the building design of the Proposed Development at the Application Site on landscape aspects. It includes a tree group survey and a proposed landscape layout to establish a coherent character for future development within the Site.

2 SITE CONTEXT

- 2.1.1 The Application Site is adjacent to Mun Tung Estate, Hau Wong Temple and Tung Chung River mouth. It is within the Tung Chung New Town neighbourhood that has been progressively built up over the past decades. The neighbourhood will further altered as the planned developments public works and new town development materialize.
- 2.1.2 The Application Site covers an area of about 3.3 hectares and is currently zoned “Residential (Group C)2” on the Approved Tung Chung Valley OZP (No. S/I-TCV/2). It is bounded to the west by land zoned “Costal Protection Area” (“CPA”), to the east by Chung Mun Road and to the north by various recreational centres on land zoned “Open Space” (“O”) and Tung Chung Bay. It currently occupied by fruit farms with occasional scattered structures and temporary works areas of public projects. The site levels range from approx. +3.4 mPD to +7.4 mPD, and become gradually lower to the west at its interface with the adjacent “CPA” zone.
- 2.1.3 The fruit farms are located on private agricultural lots that are subject to block crown leases. Fruit crops such lychee, longan and wong pei are cultivated. Despite being classified as “trees” due to tree trunk size (equal or greater than 95mm diameter at breast height), these fruit crops are the property of relevant private agricultural lot owners and may be removed for sale and re-planted with other crops (e.g. vegetables and flowers) depending on the individual lot owner’s preference for the agricultural market. These fruit crops may also have been planted illegally by third parties attempting to establish land possession claims which is not an unprecedented occurrence in the neighbourhood. Such trees may be subject to removal by the relevant private agricultural lot owners as a precaution against such claims.

3 PROPOSED DEVELOPMENT FORM

3.1 Master Layout

- 3.1.1 The proposed development consists of several residential towers with a height ranging from 6 to 22 domestic storeys with residents’ clubhouses and a basement car park. Retail facilities and a covered private transport lay-by are provided within the Site along Chung Mun Road.
- 3.1.2 The general ground level of the Site is proposed at +8.6mPD, which is similar to that of the adjacent Chung Mun Road.

3.2 Road and Civil Works

- 3.2.1 The main run-in / out point of the Site is proposed at the intersection between Yu Tung Road and Chung Mun Road. It will be level and pedestrian-friendly according to the current version of BD’s Design Manual – Barrier Free Access. It links to an internal loop circulation and EVA serving all towers.
- 3.2.2 Additional vehicular and pedestrian entrances for the proposed retail transport layby podium will be provided along Chung Mun Road (currently being widened by the government) to facilitate the local community to access the relevant commercial and transport facilities.
- 3.2.3 A possible pedestrian footbridge (subject to liaison with relevant departments at the subsequent stage) connecting the podium of the Proposed Development with the adjacent Mun Tung Estate, the planned commercial sites in Planning Areas 38A & 38B, and the Planned TCW MTR Station.

4 TREE PRESERVATION SCHEME

4.1 Tree Survey Findings [Refer to Appendix A - Tree Assessment]

- 4.1.1 Three (3) tree groups were identified within the Application Site (refer to **Table 1** below). Approximately **670** nos. of trees were found within the Site but over 91% (or **615** nos.) were cultivated fruit trees with trunk diameters (“Diameter at Breast Height” or “DBH”) equal to or over 95mm:
- Tree Group TG1 (approx. **4** nos.). This consists of common native woodland species such as *Cratoxylum cochinchinense*, *Microcos paniculatus* and *Sterculia lanceolata*.
 - Tree Group TG2 (approx. **528** nos.). This consists of **489** nos. of cultivated fruit crops with DBH ≥ 95mm and **39** nos. of non-fruit-farm trees of a mix of native and exotic species.
 - Tree Group TG3 (approx. **138** nos.). This consists of **126** nos. of cultivated fruit crops with DBH ≥ 95mm and **12** nos. of non-fruit-farm trees of native species.

Table 1 – Summary of Existing Tree Numbers

Tree Group	Number of Fruit Crop Trees with DBH ≥ 95mm	Number of Non-Fruit-Crop Trees with DBH ≥ 95mm	Total Trees
TG1	0 nos.	4 nos.	4 nos.
TG2	489nos.	39 nos.	528 nos.
TG3	126 nos.	12 nos.	138 nos.
Total	615 nos.	55 nos.	670 nos.

- 4.1.2 None of the trees surveyed within the tree groups are protected species listed under Forestry Regulations, Forests and Countryside Ordinance (Cap.96 sub. Leg.) or are “Old and Valuable Trees” as defined in DEVB TC (W) No. 5/2020 “Registration of Old and Valuable Trees” or “Champion Trees” as identified in the book “Champion Trees in Urban Hong Kong”.
- 4.1.3 Several small seedlings of species (e.g. *Aquilaria sinensis*) scheduled under Cap. 586 were found. They were undersized (<95mm DBH and therefore not classified as ‘trees’) and their treatment will be described under an Ecological Review of this Application. The landscape master plan provides a receptor site at the northwest tip of the Site should these seedlings be transplanted.

4.2 Proposed Treatment of Existing Trees

4.2.1 All three (3) tree groups with a total approx. of **670** nos. trees will be affected by the proposed development, and all are proposed to be removed, including:

- **615** nos. of fruit crop trees with DBH \geq 95mm and species including *Artocarpus heterophyllus*, *Averrhoa carambola*, *Carica papaya*, *Citrus grandis*, *Clausena lansium*, *Dimocarpus longan*, *Diospyros kaki*, *Litchi chinensis* and *Mangifera indica*
- **55** nos. of non-fruit crop trees with DBH \geq 95mm consist with a mix of common native species and exotic species.

4.2.2 Competing with vast, high-quality supply from Mainland China in the 1990's to 2000's, Lychee orchards in Hong Kong struggled to survive, and often adopted unsustainable agricultural practice to squeeze as many fruit trees as possible into a lot. Almost all existing trees (whether fruit trees or not) found within the Site today are under stress from overcrowding caused by imbalanced or underdeveloped tree crowns and possibly heavily overlapping root systems making them unsuitable for transplanting. No tree is therefore proposed to be transplanted. Planting of good quality new amenity trees will enhance the local landscape and will ensure manageable long-term maintenance and tree safety.

4.3 New Tree Planting

4.3.1 The landscape design concept and strategy of the proposed development proposes a total of **338** nos. of new trees within this Application Site. 30% of the site area will be planting to comply with BD's Sustainable Building Design guidelines. Trees will form part of this planting area although it will not be possible to plant it all with trees because a balance needs to be struck between tree coverage and the provision of accessible open space. A total of **338** trees are proposed to be planted within the Site which is considered to provide appropriate enhanced amenity, screening, space for growth and establishment, a distribution of shaded and open areas and allows for circulation throughout the site.

4.3.2 The Planting design will adopt four key design principles; ‘*Right Plant Right Place*’, *seasonal effects*, *naturalistic style* and *vertical layering*. The planting palette is also to promote the concept of Biophilic Design and Biodiversity with Eco-Friendly trees, shrubs and ground cover plants that promote wildlife. Indicative tree planting species are provided in **Table 3** under **Section 5.6** below and their indicative locations are indicated on the Landscape Master Plan in **Appendix B**.

4.3.3 The Application Site currently consists of government land and private lots owned or occupied by various parties. Once the consolidated relevant land grant is obtained, the Applicant will submit a Tree Felling and Removal Application (TPRP) in compliance with the tree preservation clause of the new lease and with the circular LandsD LAO ON No.6/2023.

5 LANDSCAPE DESIGN

5.1 Landscape Design Concept and Strategy

5.1.1 The landscape master plan adopts the following design approach:-

- a) Create a landscape design commensurate with the specific site conditions of the Proposed Development;
- b) Ensure the landscape character is consistent with the overall design language and aesthetic of the architectural elements;

- c) Ensure the Proposed Development is sensitively integrated into the surrounding areas via naturalistic interface treatments;
- d) Minimise the visual impact of the Proposed Development through sensitive landscape treatment;
- e) Create suitable outdoor spaces for active and passive recreational activities; and
- f) Promote the use of indigenous plant species throughout the landscape to contribute to the sustainability of the site and to selectively introduce exotic ornamental species to enhance the amenity of feature areas according to ‘The Future Urban Forest’ at Tung Chung New Town Extension, Hong Kong.

5.2 Major Landscape Elements [Refer to Figures B.1 to B.5]

5.2.1 Landscape at Main Access – Access to the Proposed Development will be from the existing Yu Tung Road. The entry to the Proposed Development will be defined by feature vegetation. The planting scheme for the entry areas will create an attractive landscape and signature arrival identity for the Proposed Development.

5.2.2 Residential Area – Landscape elements have been carefully laid out around the residential buildings to create a coherent layout. Planting will be an important component within these areas. A selection of natural and contemporary materials will be utilized to produce sensitive and attractively detailed design solutions.

5.2.3 Recreational Facilities and Communal Gardens – Passive and active recreational facilities and communal gardens will be incorporated throughout the development allowing easy access to all residents and visitors. A swimming pool will be centrally located at the base of Towers T5 and T6 and a children’s play area will be sited at the base of Towers T1, T2 and T4. A number of communal gardens will provide small scale, intimate settings with seating for informal use by all residents. Shade planting will be located throughout the communal gardens and extensive ornamental shrub planting beds will be provided to create visual interest and seasonal variety throughout the year.

5.3 Landscape Hardworks Schedule – General landscape hardworks elements and materials are as follows:

Table 2 – General Landscape Hardworks Elements and Materials

AREA/ LOCATION	LANDSCAPE HARDWORKS
Main Entrance	<i>Vehicular road surface</i> – natural granite setts / tiles or similar; <i>Pedestrian footpath</i> – natural granite / tiles or similar; <i>Kerbs / Planter</i> – natural granite/ tiles or similar.
Streetscape	<i>Vehicular road surface</i> – precast concrete / clay pavers; <i>Pedestrian footpath</i> – precast concrete / clay pavers; <i>Kerb/ Planter</i> – precast concrete kerb; <i>Street furniture</i> – proprietary products.
Residential & Clubhouse Landscape	<i>Footpath</i> – natural granite / stone paving / tiles or similar; <i>Kerb/ Planter</i> – natural granite / stone paving / tiles or similar; <i>Swimming pool</i> – timber deck and glass mosaic tile finish to pool; <i>Children’s Playground</i> – proprietary play equipment and safety matting; <i>Shade Structures</i> – Concrete structure with granite cladding, metal frames, and glass canopy.

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- 5.5 Children’s Playground Safety** - The outdoor children’s playground will be designed in full compliance with the relevant safety standards and guidelines with sufficient safety zones and impact-absorbing matting and will be installed in accordance with the manufacturer’s specifications or guidelines.
- 5.4 Barrier Free Access** - Design of all landscape areas would comply with the latest Design Manual Barrier Free Access issued by the Buildings Department.
- 5.5 Irrigation and Drainage** - Drainage will be adequate and in compliance with relevant regulations. The proposed irrigation system will be provided via manual water point operation and cover the entire planting area within the development. Sub-soil drainage shall be provided for all planting areas.
- 5.6 Lighting** - The objective of landscape lighting is to provide a safe and secured environment, while maintaining themed lighting effect to the landscape. All the accessible points and open space areas will be provided with sufficient illumination to meet the required lighting standards.
- 5.7 Signage** - Signage is important street furniture in assisting wayfinding and in establishing a high-quality area identity. Sufficient signage shall be provided at strategic locations and at junctions of major circulation routes to facilitate the users navigating through different activity zones. Signage design follows the family of elements of street furniture.
- 5.8 Planting Proposal/ Palette** - Species proposed for the development are chosen for their attractive foliage, lush colours and various shapes in order to create an attractive visual appearance with the combination of evergreen, deciduous, broadleaf, native, and/or ornamental trees and/or flowering shrubs and groundcovers enhance the quality. The shade’s tolerant species will be considered in covered planting underneath the building block or areas with relatively less sun-light covered. An indicative choice of plant materials is listed in **Table 3**.

Table 3 – Proposed Planting Palette

Botanical Name	Chinese Name	Size (DBH)	Spacing (mm)
TREES			
<i>Araucaria heterophylla</i>	異葉南洋杉	Heavy Standard/ Standard/ Light Standard	Minimum 3000-5000mm
<i>Alstonia scholaris</i>	糖膠樹		
* <i>Bischofia javanica</i>	秋楓		
* <i>Cinnamomum burmanii</i>	陰香		
* <i>Cleistocalyx operculatus</i>	水翁		
<i>Dracontomelon duperreanum</i>	人面子		
<i>Elaeocarpus hainanensis</i>	水石榕		
<i>Ficus benjamina</i>	垂葉榕		
<i>Garcinia subelliptica</i>	菲島福木		
<i>Koelreuteria formosana</i>	台灣欒樹		
<i>Lagerstroemia speciosa</i>	大花紫薇		
* <i>Liquidambar formosana</i>	楓香		
* <i>Ilex rotunda</i>	鐵冬青		
<i>Magnolia grandiflora</i>	荷花玉蘭		
<i>Plumeria rubra</i>	雞蛋花		
* <i>Podocarpus macrophyllus</i>	羅漢松		

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Botanical Name	Chinese Name	Size (DBH)	Spacing (mm)
<i>*Reevesia thyrsoidea</i>	梭羅樹	Heavy Standard/ Standard/ Light Standard	Minimum 3000-5000mm
<i>Senna surattensis</i>	黃槐		
<i>*Sterculia lanceolata</i>	假蘋婆		
<i>Syzygium cumini</i>	海南蒲桃		
<i>*Syzygium hancei</i>	韓氏蒲桃		
<i>Terminalia mantaly</i>	小葉欖仁		
<i>Viburnum odoratissimum</i>	珊瑚樹		
<i>Xanthostemon chrysanthus</i>	金蒲桃		

Note: * denotes native tree species.

Botanical Name	Chinese Name	Size (Height x Spread) (mm)	Spacing (mm)
SHRUBS			
<i>Acalypha pendula</i>	紅尾鐵莧	300 x 300	400
<i>Aglaonema commutatum</i>	銀斑萬年青	300 x 300	400
<i>Alpinia speciosa</i> 'Variegata'	花葉豔山薑	400 x 300	450
<i>Brunfelsia acuminata</i>	鴛鴦茉莉	250 x 250	300
<i>Canna generalis</i> cv. Striatus	金脈美人蕉	700 x 500	450
<i>Carmona microphlla</i>	福建茶	800 x 600	400
<i>Cordyline fruticosa</i>	朱蕉	700 x 500	450
<i>Cordyline fruticosa</i> 'Tricolor'	三色朱蕉	400 x 300	300
<i>Crossostephium chinense</i>	玉芙蓉	300 x 300	200
<i>Dracaena sanderiana</i> 'Virescens'	富貴竹	500 x 300	400
<i>Dracaena marginata</i>	紅邊鐵樹	800 x 500	600
<i>Duranta erecta</i> 'Golden Leave'	金葉假邊翹	300 x 300	200
<i>Evolvulus nuttallianus</i>	藍星花	300 x 250	250
<i>Fagraea ceilanica</i>	灰莉	600 x 600	500
<i>Gardenia jasminoides</i>	白蟬	500 x 400	350
<i>Gordonia axillaris</i>	大頭茶	600 x 500	750
<i>Ixora chinensis</i>	龍船花	450 x 300	250
<i>Ligustrum sinense</i> *	山指甲	600 x 500	500
<i>Melastoma malabathricum</i> *	野牡丹	400 x 300	300
<i>Michelia figo</i>	含笑	500 x 300	500
<i>Murraya paniculata</i>	九里香	600 x 500	750
<i>Nandina domestica</i>	南天竹	500 x 450	500
<i>Plumbago auriculata</i>	藍雪花	300 x 250	250
<i>Pennisetum alopecuroides</i>	狼尾草	300 x 200	200
<i>Rhaphiolepis indica</i> *	石斑木	500 x 400	400
<i>Rhapis humilis</i>	棕竹	800 x 600	400
<i>Rhododendron simsii</i> *	紅杜鵑	500 x 300	400
<i>Rhodomyrtus tomentosa</i>	桃金娘	350 x 300	500
<i>Ruellia coerulea</i>	翠蘆莉	450 x 300	250
<i>Sansevieria trifasciata</i> 'Laurentii'	金邊虎尾蘭	450 x 150	300
<i>Schefflera arboricola</i>	鴨腳木	400 x 300	300

LANDSCAPE DESIGN PROPOSAL (Rev.D)

Botanical Name	Chinese Name	Size (Height x Spread) (mm)	Spacing (mm)
GROUND COVER			
<i>Cuphea hyssopifolia</i>	細葉萼距花	250 x 200	200
<i>Euphorbia milii</i> ‘Dwarf’	鐵海棠	250 x 200	200
<i>Lantana montevidensis</i>	小葉馬纓丹	300 x 250	250
<i>Liriope spicata</i> *	山麥冬	200 x 150	150
<i>Nephrolepis exaltata</i>	波士頓腎蕨	300 x 2000	200
<i>Ophiopogon japonica</i> *	沿階草	200 x 150	150
<i>Tradescantia spathacea</i>	吊竹草	300 x 250	250
LAWN			
<i>Zoysia japonica</i>	朝鮮草	300 x 300	Even density
<i>Axonopus compressus</i>	大葉草	300 x 300	Turf even density
Hybrid Bermudagrass (cross of <i>Cynodon dactylon</i> x <i>C. transvaalensis</i> germplasma)	混合狗牙根	300 x 300	Turf even density
CLIMBERS/ TRAILING PLANT			
<i>Allamanda cathartica</i>	軟枝黃蟬	At least 3 shoots per plant. Each shoot at least 700 to 1000mm long	250
<i>Bougainvillea spectabilis</i>	簕杜鵑		
<i>Ficus pumila</i>	薜荔		
<i>Mansoa alliacea</i>	蒜香藤		
<i>Parthenocissus himalayana</i>	爬牆虎		
<i>Quisqualis indica</i>	使君子		

5.9 Soil Depth – Sufficient soil depth will be provided for all planting areas/planters for the health of plant establishment (minimum 1,200mm soil depth will be provided for tree planting, 600mm will be provided for shrubs, and 300mm for groundcover and grass areas excluding drainage layers). Adequate structural loading capacity and drainage provision will be provided for all planting on the structure.

5.10 Landscape Maintenance – A minimum of 12 months Establishment Period will be provided for all planting. Landscape maintenance will be undertaken by an approved landscape maintenance company. A landscape maintenance manual shall be prepared to specify the maintenance procedures required.

5.11 Landscape Area Provision

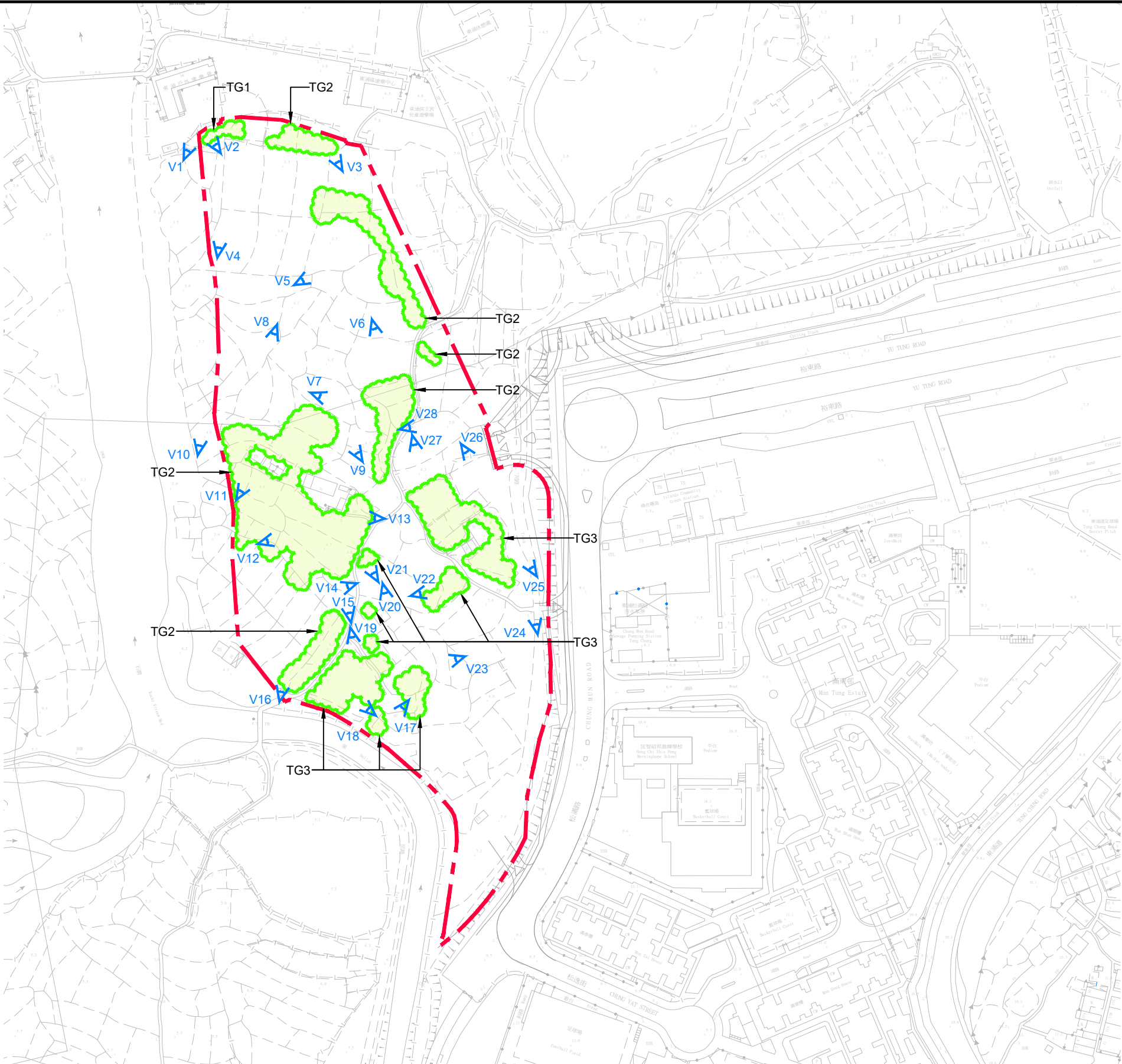
Open Space Provision – The Proposed Development has a design population of about 5,171. A total of not less than 5,171 m² of private open space (the minimum standard is 10 ha per 100,000 persons as stipulated in Chapter 4 of the Hong Kong Planning Standards and Guidelines) will be provided. An indicative Open Space plan is shown in **Appendix B.5 – Open Space Provision**.

Greenery Provision – A minimum of 30% greenery will be achieved in accordance with the requirement of Buildings Department’s Practice Note for Authorized Persons PNAPs APP 151 and 152.

Appendix A – Tree Assessment

A.1 – Tree Assessment Plans

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LEGEND

APPLICATION SITE BOUNDARY

TG1

EXISTING TREE GROUP

V1

VIEW POINT

NORTH

SCALE 1 : 2,000

0

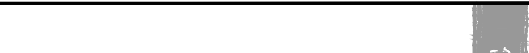
20

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100m

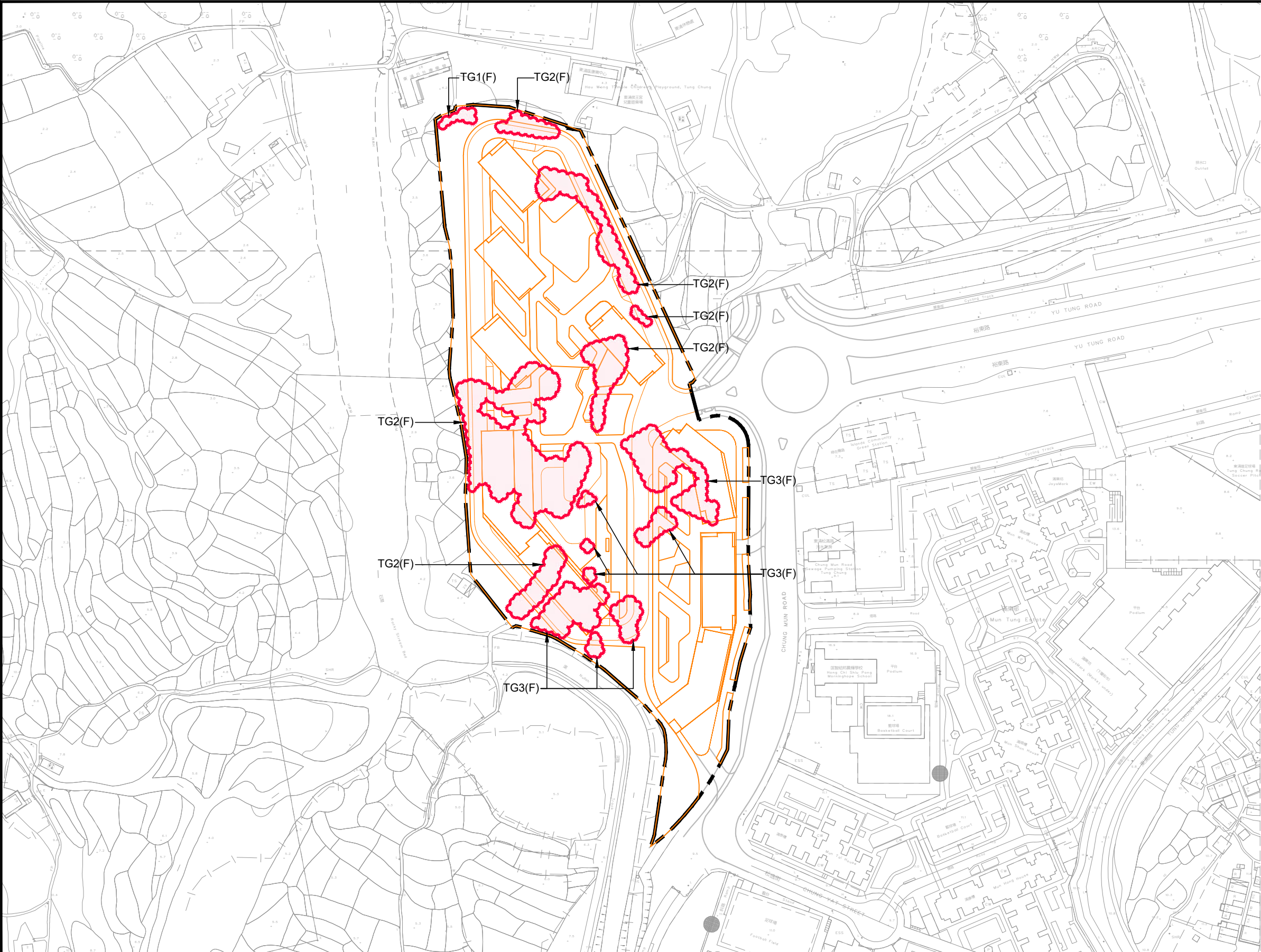
						Job Title					Drawing No.		 Planning, Urban Design, Landscape, Golf & Environmental Consultants Urban Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662		
						PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE TUNG CHUNG VALLEY OUTLINE ZONING PLAN TO REZONE "RESIDENTIAL (GROUP C)2" ZONE TO "RESIDENTIAL (GROUP B)" ZONE IN SUPPORT OF RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 1 TC AND ADJOINING GOVERNMENT LAND, TUNG CHUNG, LANTAU ISLAND					SHK68/TGS01				
						Drawing Title					Scale				
						TREE GROUP SURVEY PLAN					1:2000@A3				
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	EI	Checked by	DK	Approved by	TO	Date	NOV 2024	Job. No.	SHK68

URBIS

Planning, Urban Design, Landscape, Golf & Environmental Consultants

Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662

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LEGEND

APPLICATION SITE BOUNDARY

PROPOSED LAYOUT

TG1(F)

EXISTING TREE GROUP
TO BE FELLED

NORTH

SCALE 1 : 2,000

0


20

40

60

80

100m

						Job Title					Drawing No.		 Urbis Limited Planning, Urban Design, Landscape, Golf & Environmental Consultants Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662		
						PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE TUNG CHUNG VALLEY OUTLINE ZONING PLAN TO REZONE "RESIDENTIAL (GROUP C)2" ZONE TO "RESIDENTIAL (GROUP B)" ZONE IN SUPPORT OF RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 1 TC AND ADJOINING GOVERNMENT LAND, TUNG CHUNG, LANTAU ISLAND					SHK68/TGA01				
						Drawing Title					Scale				
						TREE GROUP TREATMENT (RETAIN/FELLED/TRANSPLANTED) PLAN					1:2000@A3				
A	14.02.2025	UPDATE THE ROAD ALIGNMENT LAYOUT	SAN	DK	TO										
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	EI	Checked by	DK	Approved by	TO	Date	MAR 2025	Job. No.	SHK68

Appendix A – Tree Assessment

A.2 – Tree Assessment Schedule

Tree Group Survey Schedule

Date of survey: 4 and 7, July; 18, September, 2023; 23, October 2024

TREE GROUP No.	EIAO 2016 Landscape Resources (LRs)	Photo No.	BOTANICAL NAME	CHINESE NAME	APPROX. NOS.	APPROX. SIZE (m)			FORM (Good/Fair/Poor)	HEALTH (Good/Fair/Poor)	AMENITY VALUE (High/Medium/Low)	SURVIVAL RATE AFTER TRANSPLANTING (High/Medium/Low)	RECOMMENDATION			REMARKS
						OVERALL HEIGHT	DBH	CROWN SPREAD					RETAIN	FELL	TRANSPLANT	
TG1	LR1i	V1-V2	<i>Cratoxylum cochinchinense</i>	黃牛木	1	9	250	5	Fair	Fair	Medium	Low	0	1	0	This tree group is secondary woodland near Tung Chung River, consisting of native tree species.
			<i>Microcos paniculata</i>	布渣葉	2	4 - 6	100 - 180	2 - 4	Poor	Fair	Low	Low	0	2	0	
			<i>Sterculia lanceolata</i>	假蘋婆	1	5	120	3	Fair	Fair	Low	Low	0	1	0	
			TG1 SUBTOTAL		4								0	4	0	
TG2	LR10c	V3 - V16	<i>Acacia auriculiformis</i>	耳果相思	8	6 - 12	150 - 400	3 - 10	Poor to Fair	Poor to Fair	Low	Low	0	8	0	The tree group is an orchard densely planted with <i>Litchi chinensis</i> . Other fruit trees, <i>Clausena lansium</i> , <i>Dimocarpus longan</i> and <i>Artocarpus heterophyllus</i> , are also observed but the majority of these species are young. Large individuals of <i>Dimocarpus longan</i> are observed within an area of village houses. Other species are commonly found along roadside or in woodland adjacent to urban area.
			<i>Alangium chinense</i>	八角楓	1	8	150	4	Poor	Fair	Low	Low	0	1	0	
			<i>Aporosa dioica</i>	銀柴	1	4	95	3	Fair	Fair	Low	Low	0	1	0	
			<i>Araucaria cunninghamii</i>	南洋杉	1	13	370	4	Fair	Fair	Low	Low	0	1	0	
			<i>Artocarpus heterophyllus</i>	菠蘿蜜	40	4 - 8	100 - 300	3 - 5	Poor to Fair	Poor to Fair	Low	Low	0	40	0	
			<i>Celtis sinensis</i>	朴樹	5	6 - 9	200 - 720	5 - 10	Fair	Fair	Medium	Low	0	5	0	
			<i>Cinnamomum burmanni</i>	陰香	1	8	180	5	Fair	Fair	Low	Low	0	1	0	
			<i>Clausena lansium</i>	黃皮	59	3 - 6	100 - 400	2 - 4	Poor to Fair	Poor to Fair	Low	Low	0	59	0	
			<i>Dimocarpus longan</i>	龍眼	57	4 - 10	100 - 500	2 - 7	Poor to Fair	Poor to Fair	Low	Low	0	57	0	
			<i>Ficus variegata</i>	青果榕	1	10	280	7	Fair	Fair	Medium	Low	0	1	0	
			<i>Litchi chinensis</i>	荔枝	333	4 - 10	100 - 300	2 - 5	Poor to Fair	Poor to Fair	Low	Low	0	333	0	
			<i>Litsea glutinosa</i>	潺槁樹	6	4 - 8	100 - 200	3 - 5	Fair	Fair	Low	Low	0	6	0	
			<i>Macaranga tanarius var. tomentosa</i>	血桐	2	6 - 7	150 - 300	6 - 7	Fair	Fair	Low	Low	0	2	0	
			<i>Mallotus paniculatus</i>	白楸	4	6 - 9	120 - 250	4 - 7	Poor to Fair	Poor to Fair	Low	Low	0	4	0	
			<i>Microcos paniculata</i>	布渣葉	4	4 - 6	100 - 130	2 - 4	Poor	Fair	Low	Low	0	4	0	
			<i>Prunus sp.</i>	李屬	1	6	230	5	Poor	Poor	Low	Low	0	1	0	
			<i>Sapium sebiferum</i>	烏柏	1	7	180	4	Fair	Fair	Low	Low	0	1	0	
			<i>Sterculia lanceolata</i>	假蘋婆	2	4 - 5	95 - 110	2 - 3	Poor to Fair	Fair	Low	Low	0	2	0	
			<i>Zanthoxylum avicennae</i>	筭盤花椒	1	5	120	3	Poor	Fair	Low	Low	0	1	0	
			TG2 SUBTOTAL		528								0	528	0	

Remarks of Trees of particular interest according to DevB TC(W) 4/2020 are listed as follows:

- There are no existing trees included in the Register of Old and Valuable Trees (OVT)
- There are no existing trees of 100 years old or above
- There are no existing trees included in Rare tree species listed in "Rare and Precious Plants of Hong Kong" published by AFCD
- There are no existing trees included under the Protection of Endangered Species of Animals and Plants Ordinance (Cap.586)
- There are no existing trees included in the Forestry Regulations (Cap.96A) under the Forest and Countryside Ordinance (Cap.96)
- There are no existing trees included as 'Well-Known Fung Shui Trees'

Tree Group Survey Schedule

Date of survey: 4 and 7, July; 18, September, 2023; 23, October 2024

TREE GROUP No.	EIAO 2016 Landscape Resources (LRs)	Photo No.	BOTANICAL NAME	CHINESE NAME	APPROX. NOS.	APPROX. SIZE (m)			FORM (Good/Fair/Poor)	HEALTH (Good/Fair/Poor)	AMENITY VALUE (High/Medium/Low)	SURVIVAL RATE AFTER TRANSPLANTING (High/Medium/Low)	RECOMMENDATION			REMARKS
						OVERALL HEIGHT	DBH	CROWN SPREAD					RETAIN	FELL	TRANSPLANT	
TG3	LR10c	V17 - V28	<i>Artocarpus heterophyllus</i>	菠蘿蜜	4	6 - 10	100 - 300	3 - 8	Poor to Fair	Poor to Fair	Low	Low	0	4	0	TG3 is an orchard surrounded by two car parks as well as village houses. This tree group mainly consists of several fruit trees such as <i>Litchi sinensis</i> , <i>Artocarpus heterophyllus</i> and <i>Dimocarpus longan</i> . There are 2 no. mature <i>Celtis sinensis</i> with Fair form, whereas transplanting is deemed infeasible because of maturity.
			<i>Averrhoa carambola</i>	楊桃	1	6	200	4	Fair	Fair	Low	Low	0	1	0	
			<i>Carica papaya</i>	番木瓜	1	3	95.0	2	Fair	Fair	Low	Low	0	1	0	
			<i>Celtis sinensis</i>	朴樹	4	9 - 12	350 - 720	7 - 10	Poor to Fair	Fair	Low to Medium	Low	0	4	0	
			<i>Citrus grandis</i>	柚	3	4 - 5	110 - 180	3 - 4	Fair	Fair	Low	Low	0	3	0	
			<i>Clausena lansium</i>	黃皮	19	5 - 7	100 - 300	3 - 6	Poor to Fair	Poor to Fair	Low	Low	0	19	0	
			<i>Dimocarpus longan</i>	龍眼	13	5 - 10	120 - 320	3 - 7	Poor to Fair	Poor to Fair	Low	Low	0	13	0	
			<i>Diospyros kaki</i>	柿	1	10	400	8	Poor	Poor	Low	Low	0	1	0	
			<i>Litchi chinensis</i>	荔枝	84	4 - 10	95 - 380	2 - 5	Poor to Fair	Poor to Fair	Low	Low	0	84	0	
			<i>Macaranga tanarius var. tomentosa</i>	血桐	4	4 - 5	100 - 150	2 - 4	Poor to Fair	Fair	Low	Low	0	4	0	
			<i>Mallotus paniculatus</i>	白楸	2	3 - 7	95 - 280	2 - 5	Poor	Poor to Fair	Low	Low	0	2	0	
			<i>Mangifera indica</i>	芒果	1	14	500	10	Fair	Fair	Medium	Low	0	1	0	
			<i>Morus alba</i>	桑	1	6	95	2		Poor to Fair	Low	Low	0	1	0	
			TG3 SUBTOTAL		138								0	138	0	

GRAND TOTAL: 670 nos.

Remarks of Trees of particular interest according to DevB TC(W) 4/2020 are listed as follows:

- There are no existing trees included in the Register of Old and Valuable Trees (OVT)
- There are no existing trees of 100 years old or above
- There are no existing trees included in Rare tree species listed in "Rare and Precious Plants of Hong Kong" published by AFCD
- There are no existing trees included under the Protection of Endangered Species of Animals and Plants Ordinance (Cap.586)
- There are no existing trees included in the Forestry Regulations (Cap.96A) under the Forest and Countryside Ordinance (Cap.96)
- There are no existing trees included as "Well-Known Fung Shui Trees"

Appendix A – Tree Assessment

A.3 – Tree Group Survey Photographs



Photo No. 1 | TREE GROUP TG1



Photo No. 2 | TREE GROUP TG1



Photo No. 3 | TREE GROUP TG2



Photo No. 4 | TREE GROUP TG2



Photo No. 5 | TREE GROUP TG2



Photo No. 6 | TREE GROUP TG2



Photo No. 7 | TREE GROUP TG2



Photo No. 8 | TREE GROUP TG2



Photo No. 9 | TREE GROUP TG2



Photo No. 10 | TREE GROUP TG2



Photo No. 11 | TREE GROUP TG2



Photo No. 12 | TREE GROUP TG2



Photo No. 13 | TREE GROUP TG2



Photo No. 14 | TREE GROUP TG2

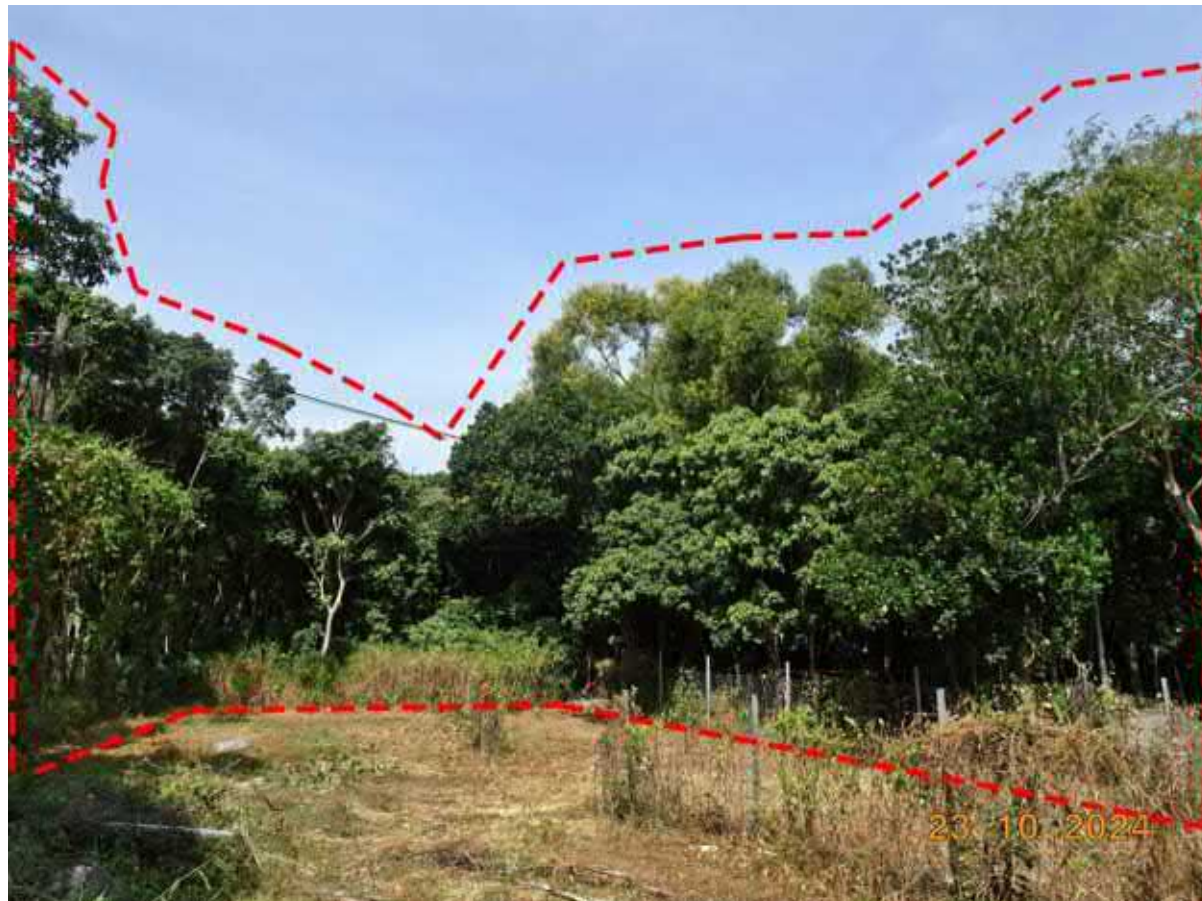


Photo No. 15 | TREE GROUP TG2



Photo No. 16 | TREE GROUP TG2



Photo No. 17 | TREE GROUP TG3



Photo No. 18 | TREE GROUP TG3



Photo No. 19 | TREE GROUP TG3



Photo No. 20 | TREE GROUP TG3



Photo No. 21 | TREE GROUP TG3



Photo No. 22 | TREE GROUP TG3



Photo No. 23 | TREE GROUP TG3



Photo No. 24 | TREE GROUP TG3



Photo No. 25 | TREE GROUP TG3



Photo No. 26 | TREE GROUP TG3



Photo No. 27 | TREE GROUP TG3



Photo No. 28 | TREE GROUP TG3

Appendix B – Landscape Design

- B.1 Landscape Master Plan**
- B.2 Landscape Section A-A**
- B.3 Landscape Section B-B**
- B.4 Landscape Section C-C**
- B.5 Open Space Provision**

LEGEND

APPLICATION SITE BOUNDARY

TRANSPLANTING RECEPTOR SITE
(FOR SPECIES OF CONSERVATION INTEREST)

PROPOSED TREES

INGRESS/ EGRESS

SHRUB & GROUND COVER

OPEN LAWN

TIMBER DECK

PAVING

CHILDREN'S PLAYGROUND

Tung Chung Stream

Yu Tung Road

Mun Tung Estate

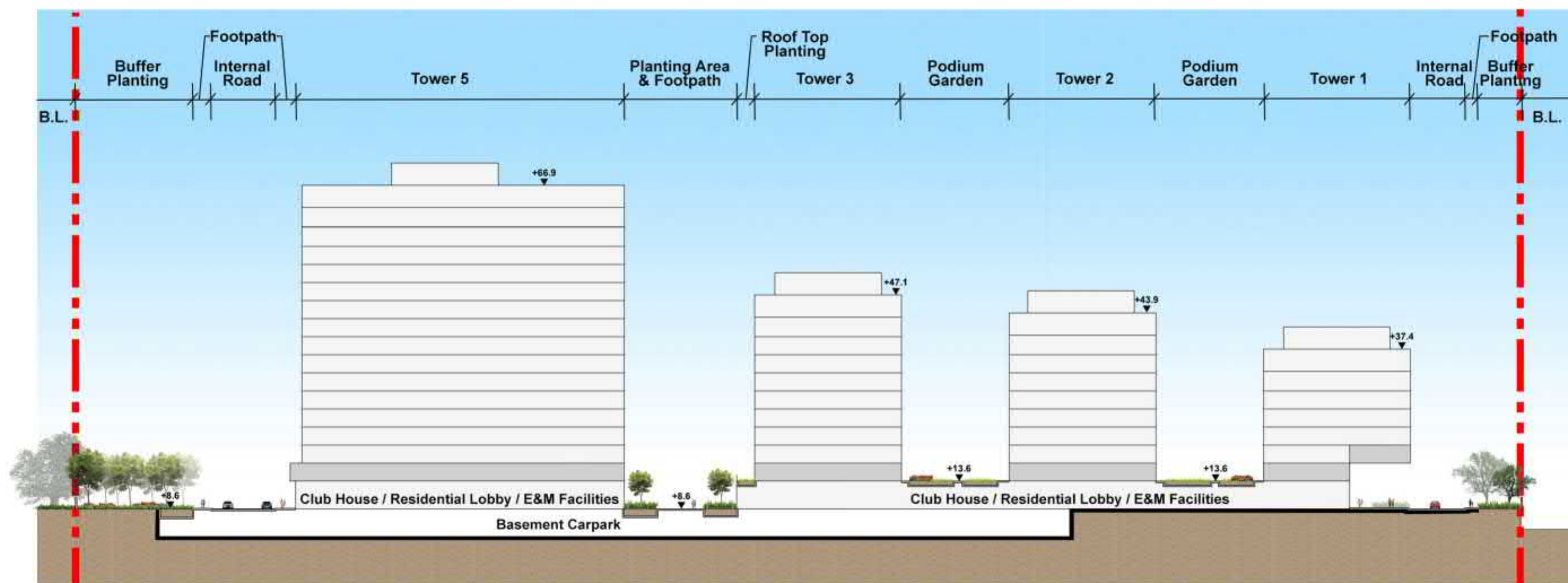
Chung Mun Road



SCALE 1 : 1,500
0 20 40 60 80m



KEY PLAN

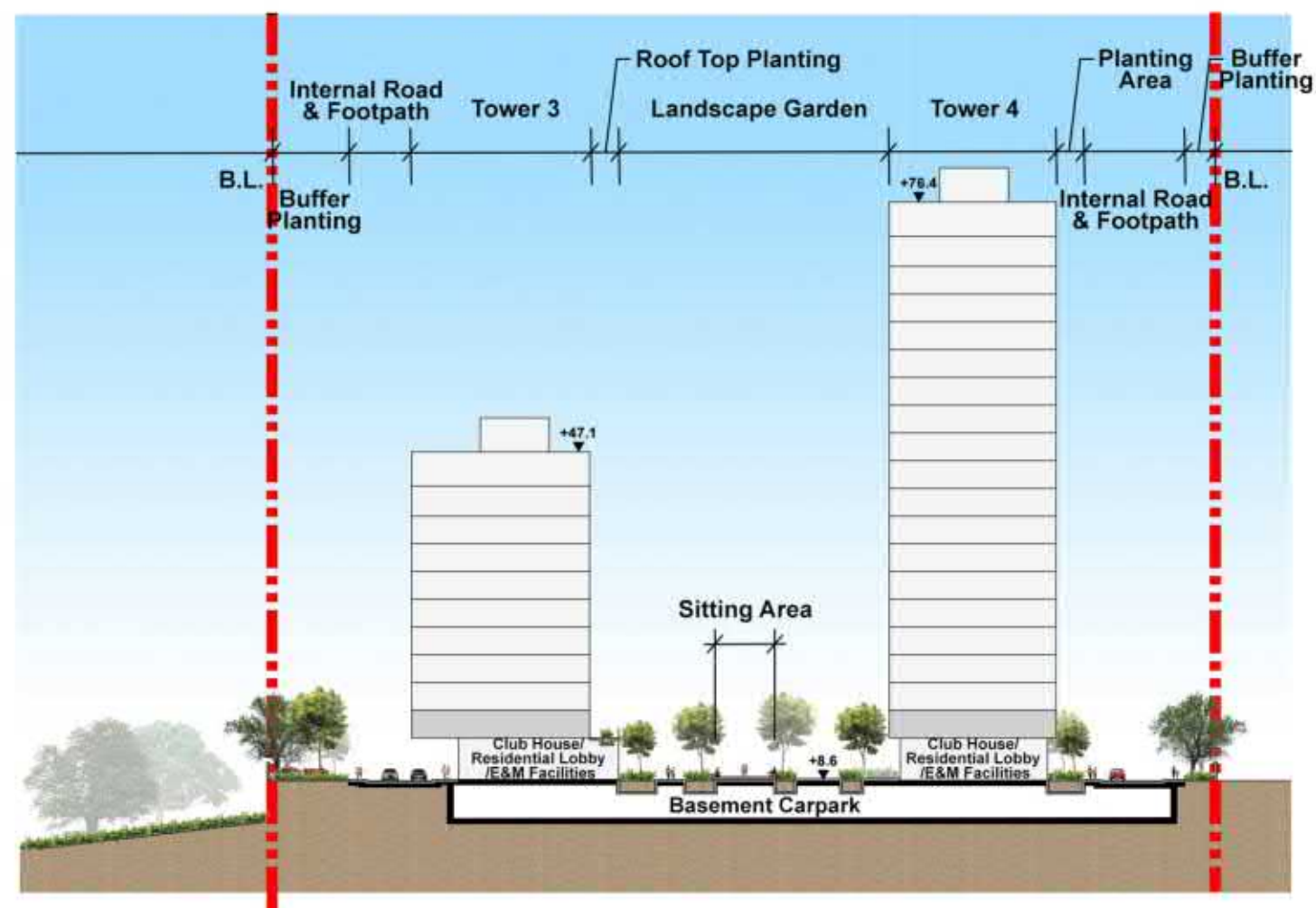


SECTION A-A





KEY PLAN

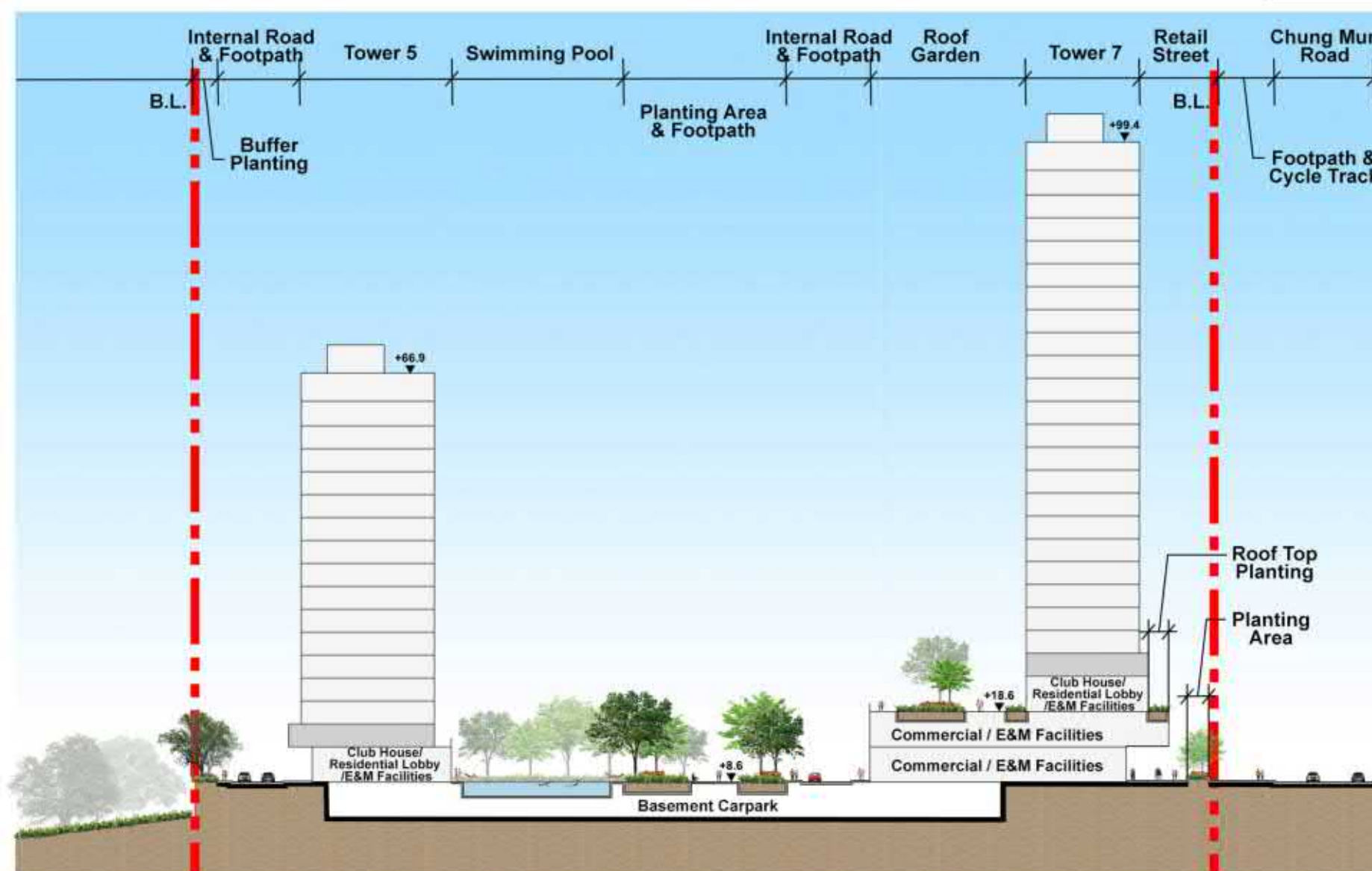


SECTION B-B





KEY PLAN



SECTION C-C



LEGEND

- APPLICATION SITE BOUNDARY
- OPEN SPACE PROVISION
NOT LESS THAN 5,171 sq.m
(1 SQM/PERSON AS PER HKPSG)

Tung Chung Stream

Yu Tung Road

Mun Tung Estate

Chung Mun Road



SCALE 1 : 1,500
0 20 40 60 80m